

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 13, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Ilryong Moon, Commissioner At Large
John B. Kelso, Lee District
Linda Q. Smyth, Providence District
John M. Palatiello, Hunter Mill District

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:40 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Palatiello, to allow more time for citizen review, MOVED THAT THE DECISION ONLY ON 2232-H00-10, BELL ATLANTIC MOBILE, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 28, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Wilson absent from the meeting.

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Commissioner Smyth, citing unresolved issues, MOVED THAT THE DECISION ONLY ON RZ/FDP-1999-PR-023, M/I SCHOTTENSTEIN HOMES, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Wilson absent from the meeting.

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#6709-SP-07-1 - Plaza America, Phase III (Hunter Mill District)

Commissioner Palatiello noted that the architectural elevations, landscape plans and site plan for Phase III of the Plaza American office project were in compliance with the proffers

associated with PCA-90-C-006-1. He therefore MOVED THAT THE PLANNING COMMISSION APPROVE THE PLAZA AMERICA, PHASE III, SITE PLAN #6709-SP-07-1, PURSUANT TO PCA-90-C-006-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Noise Barriers) (Decision Only)

(The public hearing on this item was held on June 21, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE PROPOSED ZONING ORDINANCE AMENDMENT AS ADVERTISED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO CONSIDER AUTHORIZING AN AMENDMENT TO THE ZONING ORDINANCE WHICH WOULD AMEND THE FILING FEE FOR GROUP 9 SPECIAL PERMIT FOR NOISE BARRIERS SUCH THAT THE FILING FEE FOR A SINGLE RESIDENTIAL LOT WOULD BE REDUCED FROM \$2,970 TO \$165, WHICH IS CONSISTENT WITH THE FILING FEE FOR FENCE HEIGHT VARIANCE APPLICATIONS IN RESIDENTIAL DISTRICTS.

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Byers abstaining; Commissioner Wilson absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO DEVELOP A POLICY FOR STANDARDIZED GUIDELINES REGARDING THE SUBMISSION OF NOISE STUDIES AND SUBMIT THOSE GUIDELINES TO THE PLANNING COMMISSION FOR REVIEW AND COMMENT BEFORE IMPLEMENTATION.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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SE-00-D-006 -OAKCREST SCHOOL, INC. (Decision Only)

(The public hearing on this application was held on June 28, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SE-00-D-006, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUL Y 12, 2000, WITH THE FOLLOWING CHANGES:

CONDITION NUMBER 22 TO READ: "THE SCHOOL SHALL NOTIFY THE DRANESVILLE SUPERVISOR'S OFFICE, THE MCLEAN CITIZENS ASSOCIATION, AND THE 24 HOUSEHOLDS ON HOLYROOD ROAD SIX MONTHS PRIOR TO FILING ANY AMENDMENT TO THIS SPECIAL EXCEPTION. "

IN CONDITION NUMBER 23, ADD: "THERE WILL BE A MINIMUM OF 40 MINUTES BETWEEN SUNDAY SERVICES TO FACILITATE INGRESS AND EGRESS TO THE PARKING LOT, AS OF JANUARY 1, 2001 "

Commissioners Byers and Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson absent from the meeting.

Commissioner Downer RECOMMENDED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EAST, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DA TED JULY 12, 2000.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson absent from the meeting.

Commsisioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE BARRIER (REQUIREMENT) ALONG BALLS HILLS ROAD AND APPROVAL OF A MODIFICATION TO ALLOW AN OUTDOOR RECREATION AREA, IN ACCORDANCE WITH SECTION 9-310, TO BE LOCATED IN A REQUIRED FRONT YARD.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. RZ-1999-PR-027 -ALD GROUP, INC.
FDP-1999-PR-027 -ALD GROUP, INC.
2. RZ-2000-MV-014- REDEVELOPMENT & HOUSING AUTHORITY
SEA-99-V-001 -REDEVELOPMENT & HOUSING AUTHORITY

3. PCA-82-P-084 - A & R GENERAL PARTNERSHIP

This order was accepted without objection.

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RZ-1999-PR-027 -ALD GROUP, INC. -Appl. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.5 du/ac & approval of the conceptual development plan on property located on the E. side of Sandburg St., approx. 1,000 ft. N. of its intersection w/Oak St. on approx. 2.79 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4((1))87, 88, 89 & 182A. (Concurrent with FDP-1999-PR-027.) PROVIDENCE DISTRICT.

FDP-1999-PR-027 -ALD GROUP, INC. -Appl. to approve the final development plan for RZ-1999-PR-027 to permit residential development on property located on the E. side of Sandburg St., approx. 1,000 ft. N. of its intersection w/Oak St. on approx. 2.79 ac. zoned PDH-3. Tax Map 39-4 ((1))87, 88, 89 & 182A. (Concurrent with RZ-1999-PR-027 .) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mark Jenkins, Esquire, reaffirmed the affidavit dated July 5, 2000. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Palatiello, Ms. Lewis confirmed that the applicant had not requested a waiver of the 200-foot setback from a major highway requirement.

Mr. Jenkins listed the surrounding land uses and reiterated that all structures would be outside of the 200-foot setback line. He noted that the currently requested density of 2.15 dwelling units per acre represented a reduction from the original request of 2.5. He explained that the proposed private street would allow the applicant to preserve a number of mature trees in the interior of the site. Mr. Jenkins pointed out that a sidewalk would be provided on the south side of the private street and that a noise wall would be constructed, varying in height from 6 to 14 feet. Noting that the applicant had requested a waiver of on-site stormwater detention, he explained that an adjacent development was installing a stormwater management pond which had been sized to accommodate stormwater from other properties, including the subject property. In conclusion, he said that the applicant's proposal was in accord with Comprehensive Plan recommendations.

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In response to questions from Commissioner Byers, Mr. Jenkins explained that the noise proffer required the applicant to mitigate the noise impact from the highway.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

In response to questions from Commissioner Smyth, Mr. Jenkins confirmed that, in response to a request from a neighbor, the entire fence on the southern boundary would be acoustically designed.

In response to questions from Commissioner Downer, Mr. Jenkins said that the exact design of the fence had not been determined since the request had only been made recently.

There being no further comments or questions from the Commission or closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-PR-027 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED JULY 10,2000.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE LIMITATION ON FENCE HEIGHT FOR THE PROPOSED NOISE WALL BE WAIVED, PURSUANT TO PARGARAPH 8 OF SECTION 16-401.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Smyth RECOMMENDED THAT THE PLANNING COMMISSION APPROVE FDP-1999-PR-027, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-PR-027 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

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RZ-2000-MV-014- REDEVELOPMENT & HOUSING AUTHORITY -

Appl. to rezone from R-2, R-8, CRD & HC to R-8, CRD & HC to permit elderly housing at a density of 33.1 du/ac including bonus density for the ADUs on property located on the E. side of Richmond Hwy., approx. 750 ft. N. of Sherwood Hall La. & approx. 1,500 ft. S. of Fordson Rd. on approx. 2.35 ac. Comp. Plan Rec: Residential use at 5-8 du/ac; office & commercial uses. Tax Map 101-2((1))73. (Concurrent w/SEA-99-V-001.) MOUNT VERNON DISTRICT.

SEA-99-V-001 -REDEVELOPMENT & HOUSING AUTHORITY -

Appl. under Sect. 3-804 of the Zoning Ord. to amend SE-99-V-001 previously approved for housing for the elderly to permit an increase in land area & a change in development conditions on property located at 7837 Richmond Hwy. on approx. 2.35 ac. zoned R-8, CRD & HC. Tax Map 101-2((1))73. (Concurrent w/RZ-2000-MV-014.) MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Mr. Jack Clark, Senior Development Officer, Development and Real Estate Division, Department of Housing and Community Development, reaffirmed the affidavit dated June 16, 1999. There were no disclosures by Commission members.

Commissioner Byers asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2000-MV-014, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 28, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SEA-99-V-001, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD REAFFIRM THE WAIVER OF THE HOUSING FOR THE ELDERLY, ADDITIONAL STANDARD NUMBER 10, FOR MINIMUM YARD REQUIREMENTS FOR THE NORTHERN AND SOUTHERN SIDE YARDS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD REAFFIRM THE WAIVER OF THE MINIMUM R-8 DISTRICT SIZE REQUIREMENTS AND REAFFIRM THE WAIVER OF THE SERVICE DRIVE REQUIREMENTS ALONG RICHMOND HIGHWAY AND A WAIVER OF THE LOADING SPACE REQUIREMENTS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD REAFFIRM THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN, EASTERN, AND NORTHEASTERN PERIPHERY TO THAT SHOWN ON THE GDP/SEA PLAT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

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PCA-82-P-084 -A & R GENERAL PARTNERSHIP -Appl. to amend the proffers for RZ-82-P-084 to permit expansion of a previously approved office development with an overall FAR of 0.24 on property located on the W. side of Old Meadow Rd., approx. 600 ft. S. of its intersection w/Old Meadow La. on approx. 0.65 ac. zoned 1-4. Comp. Plan Rec: Research & development; light industrial; & office. Tax Map 29-4((6))94B. PROVIDENCE DISTRICT. PUBLIC HEARING.

Greg Riegle, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated May 17, 2000. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Alcorn, Ms. Godfrey confirmed that the office development on the subject property had been built in the 1970s, before the Chesapeake Bay Act. She added that staff did not oppose the applicant's request for a building addition in the resource protection area (RPA) because the applicant was proffering to phosphorus removal and adherence to the limits of clearing and grading. In addition, she said that there was no viable alternative location on the site outside of the RPA.

Mr. Riegler explained that there was no stormwater detention on the property and that the applicant's proposal would bring the site into compliance regarding phosphorus removal. He stated that the medical office building had been in use for more than 20 years and that the proposed addition would simply expand the working area for current occupants. He added that the existing temporary trailer would be removed and that existing landscaping and screening would be enhanced. Mr. Riegler said that there were no outstanding issues and requested the Commission's favorable recommendation.

In response to questions from Commissioner Smyth, Mr. Riegler confirmed that the doctor who had been parking on the grass under a tree to protect his car had been informed that he would have to park in the parking lot.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Smyth for action on this case. {Verbatim excerpts are in the date file.}

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA-82-P-084, SUBJECT TO THE EXECUTION OF PROFFERS DATED JULY 6, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE LOADING SPACE REQUIREMENTS; A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS; AND A WAIVER OF INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING, SUBJECT TO THE PROFFERS DATED JULY 6, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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ADJOURNMENT

July 13, 2000

The meeting was adjourned at 9:52 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: April 26, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission